Final for Publication

23097-T1

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1724 North Dayton Street
From RT-4 to RM-4.5

The Property
The property is located in an RT-4 zoning district in an area that includes residential buildings, many of them three stories in height.

The property is improved with a three story single family home (41'-10 ½" height). The property includes an attached garage with a garage roof deck. The third floor features a penthouse that is used for living space. The subject building encroaches onto the required side setbacks and exceeds the maximum Floor Area Ratio for an RT-4 zoned property.

The Project
Andrey Timofeev and Ekaterina Timofeeva (the "Applicants") seek to renovate their home. They propose to construct a third floor partial addition. The attached garage and garage roof deck will remain. The building height will remain the same.

To allow the proposed project the Applicant seeks to rezone the property from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5, Residential Multi-Unit District.

The Applicants are also seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and including: 1) an optional variation under section 17-13-1101-B to reduce the required north side minimum side yard setback per section 17-2-0309 from 2.0' to 1'-3" (existing); 2) an optional variation under section 17-13-1101-B to reduce the required south side minimum side yard setback per section 17-2-0309 from 2.0' to 1'-3" (existing); 3) an optional variation under section 17-13-1101-B to reduce the required minimum combined side yard setback per section 17-2-0309 from 4.8' to 2'-6"; 4) an optional variation under section 17-13-1101-B reduce the rear yard setback per section 17-2-0306-B from 34.86' to zero; and 5) an optional variation under section 17-2-0307-A(5), 17-13-1003-K, and 17-13-1101-A to relocate 255.0 square feet (existing) of rear yard open space to the garage roof deck per section 17-2-0307.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,988 square feet	
F.A.R.:	1.4	
Total Building Floor Area:	4,083 square feet	
Height:	41'-10 ½"	
Automobile Parking:	2	
Rear Yard Open Space:	255 square feet*	
Setbacks:	Front (West/Dayton Street):	14'-4 ¼"
	Side (North):	1'-3" *
	Side (South):	1'-3" *
	Rear (East / Alley):	zero*

A set of plans is attached.
* The Applicant seeks all available and optional variation relief under section 17-13-0300(D).

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1724 DAYTON

RESIDENTIAL ADDITION
6-1-2026
PERMIT CORRRECTIONS

ADDRESS:
1724 N DAYTON ST
CHICAGO, IL 60614

PERMIT No.:
101078626

PIN No.:
14-32-422-016-0000

ARCHITECT

COLLECTIVE OFFICE, P.C.

9 E 24TH STREET
CHICAGO, IL 60616
1-312-818-2005
www.collectiveoffice.com

JEFF KLYMSON, AIA NCARB
ILLINOIS LICENSE No 001-021427
EXPIRES 30/NOV. 2026

I hereby certify that these plans were prepared under my direction and to the best of my knowledge conform to the State and Local Building Codes and Ordinances

NOTICE TO CONTRACTORS

NOTICE TO CONTRACTORS
1 THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED THESE PLANS ARE TO BE USED ONLY BY COMPETENT CONTRACTORS LICENSED TO WORK WITHIN THE CITY OF CHICAGO COOK COUNTY AND KNOWLEDGEABLE IN THE BUILDING TRADES

2 THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND NOTES BY BEGINNING AT THE SITE EXCEPTIONS WITHIN THE EXISTING CONDITIONS MUST BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK NON-COMPLIANCE WITH THE ABOVE CONDITION RESPONSIBILITIES AND CONTRACTOR CLAIMS FOR ADDITIONAL COMPENSATION OR TIME IN THE SCHEDULE

3 ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR THE OWNER'S REP THE CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR BUILDING CONSTRUCTION PROCESS AND JOB SITE SAFETY

4 THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL INTENT THIS INCLUDES THE DIMENSIONS OF THE BUILDING PRIMARY ARCHITECTURAL ELEMENTS AND TYPES OF STRUCTURAL MECHANICAL ELECTRICAL AND PLUMBING SYSTEMS

5 THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT NOR THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BASED ON THE GENERAL SCOPE OF SCRIBED IN THESE DRAWINGS THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT

6 THE ARCHITECTS DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING FOR THE CONTRACTOR BY SUBMITTING A BID OR PRICE PROPOSAL THE CONTRACTOR CONCEDES TO EXAMINING AND UNDERSTANDING ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS 6 THE INTENTION OF THE CONTRACT DOCUMENTS IS TO PERFORM THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES LOCAL STATE AND NATIONAL CODES AND OBSERVING OSHA RULES

9 THE COMMENCEMENT OF WORK AFFIRMS THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME WORK MATERIALS EQUIPMENT APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK 10 THE CONTRACTOR MUST SUBMIT TO THE OWNER AND COPY TO THE ARCHITECT A CERTIFICATE OF INSURANCE WHICH NAMES THE FOLLOWING AS ADDITIONALLY INSURED FOR THIS PROJECT
A) OWNER
B) ARCHITECT
C) CITY OF CHICAGO COOK COUNTY

CODE SUMMARY

CODE COMPLIANCE SUMMARY NOTES
1 ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE

2 ALL INTERIOR LOAD AND NON-LOAD BEARING PARTITIONS SHALL BE 3"-4" WITH 5 8" GYPSUM WALL BOARD ON EACH SIDE UNLESS NOTED OTHERWISE

3 ALL INTERIOR FINISHES TO BE A MINIMUM OF CLASS I MATERIAL WITH FLAME SPREAD RATIO OF 0 TO 25

GENERAL SUMMARY NOTES
1 LIST OF CODES ACCEPTED BY CITY OF CHICAGO COOK COUNTY
A 2018 CHICAGO BUILDING CODE
B 2021 CHICAGO ENERGY CONSERVATION CODE
C INTERNATIONAL MECHANICAL CODE
D INTERNATIONAL PLUMBING CODE
E 2018 CHICAGO ELECTRICAL CODE

2 CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD

3 WRITTEN DIMENSIONS PREVAIL SCALE EXAMPLES ARE NOT TO BE SCALED

4 INTERIOR DIMENSIONS ARE TO THE FACE OF FINISHED WALLS UNLESS OTHERWISE NOTED

5 ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH MANUFS INSTRUCTIONS AND RECOMMENDATIONS

6 CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK CLEAN UP IS REQUIRED ON A DAILY BASIS ON THE JOB SITE DEBRIS IS TO BE DISPOSED OF LEGALLY

7 A WRITTEN GUARANTEE OF ALL CONTRACTORS WORK SHALL BE PROVIDED THIS GUARANTEE IS FOR DEFECTS IN MATERIALS EQUIPMENT AND WORKMANSHIP

PROJECT SUMMARY

JURISDICTION
CITY OF CHICAGO COOK COUNTY

PROJECT PIN No
14-32-422-016-0000

DESCRIPTION OF WORK
SELF-CERT CBC 2018 RES-4 SINGLE FAMILY RESIDENTIAL PARTIAL ADDITION

ZONING RT-4

USE R3

CONSTRUCTION TYPE VB

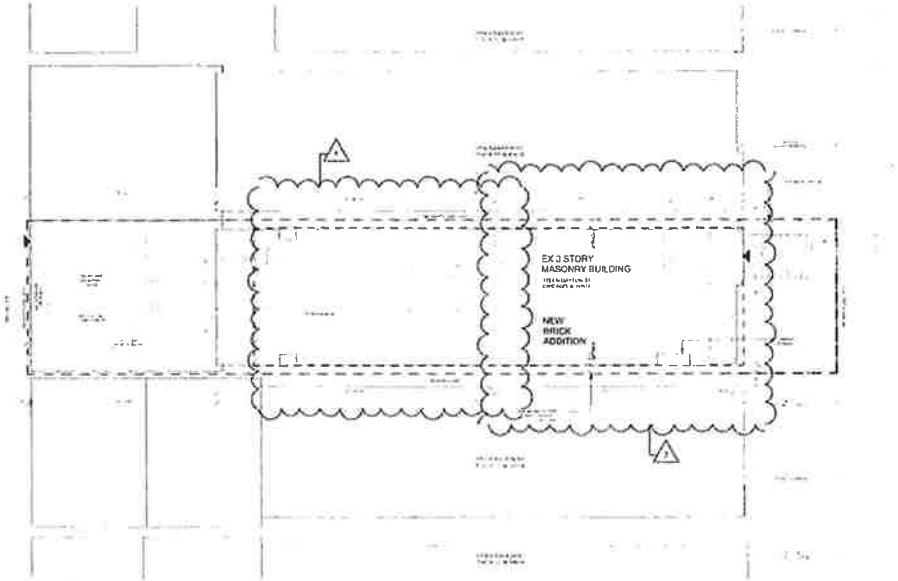
FLOOR	EXISTING	ADDITION	TOTAL
BASEMENT	[illegible]	[illegible]	[illegible]
1ST FLOOR	[illegible]	[illegible]	[illegible]
2ND FLOOR	[illegible]	[illegible]	[illegible]
3RD FLOOR	[illegible]	[illegible]	[illegible]
TOTAL AREA	[illegible]	[illegible]	[illegible]

FAR CALCULATION

TOTAL SITE AREA	[illegible]
TOTAL GROSS AREA (FAR)	[illegible]
ALLOWABLE AREA	[illegible]
FAR	[illegible]
ACTUAL FAR	[illegible]

PROJECT DRAWINGS

PAGE NO	NAME
COVER	COVER SHEET
A000	PERMIT CORRECTIONS
A001	GENERAL NOTES
A002	WALL & FLOOR TYPES
A003	SCHEDULES
A004	GENERAL CONDITIONS
A005	GENERAL CONDITIONS
A006	GENERAL CONDITIONS
A100	FLOOR PLANS
A101	FLOOR PLANS
A200	ELEVATIONS & SECTIONS
A210	EXTERIOR ELEVATIONS
A300	DETAILS
M1.0	MECHANICAL NOTES
M100	MECH & PLUMBING PLANS
P001	PLUMBING NOTES & SCHEDULES
S002	GENERAL STRUCTURAL NOTES
S100	ROOF DECK & ROOF PLANS
S200	STRUCTURAL DETAILS



1 SITE PLAN

PROJECT DIRECTORY:

CLIENT
ANDREY TIMOFEEV
1724 N DAYTON ST
CHICAGO, IL 60614

STRUCTURAL
LOUIS SHELL STRUCTURES
106 W CALENDAR AVE #210
LAGRANGE, IL 60525
LOUIS SHELL
lshell@louisshell.com
708-352-0399

GENERAL CONTRACTOR
KELLY SMITH CONSTRUCTION
509 N WOLCOTT
CHICAGO, IL 60622
MIKE KELLY
mike@build-ks.com
847-323-3426

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Electronically signed and sealed by Jeff Klymson

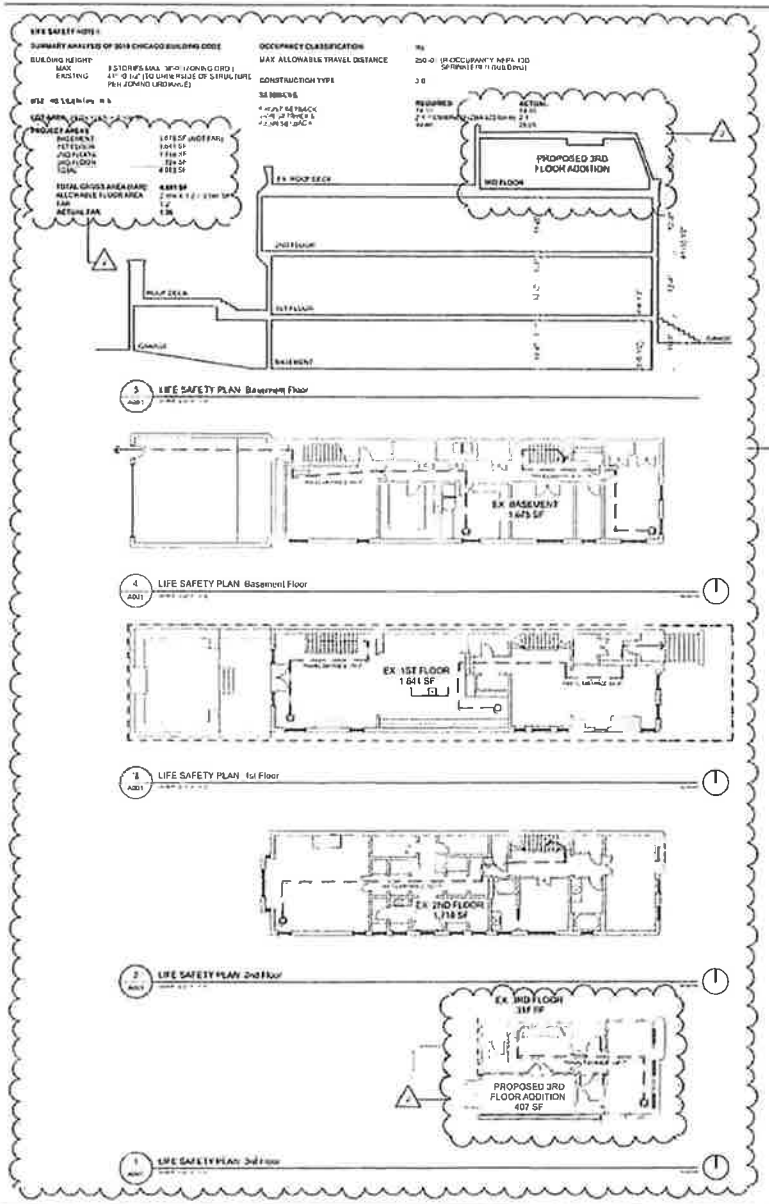
PIN No.: 14-32-422-016-0000

PERMIT No: 101078626

ADDRESS: 1724 N DAYTON ST CHICAGO, IL 60614

1724 DAYTON

RESIDENTIAL ADDITION
6-1-2026
PERMIT CORRRECTIONS



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CHICAGO IL 60614

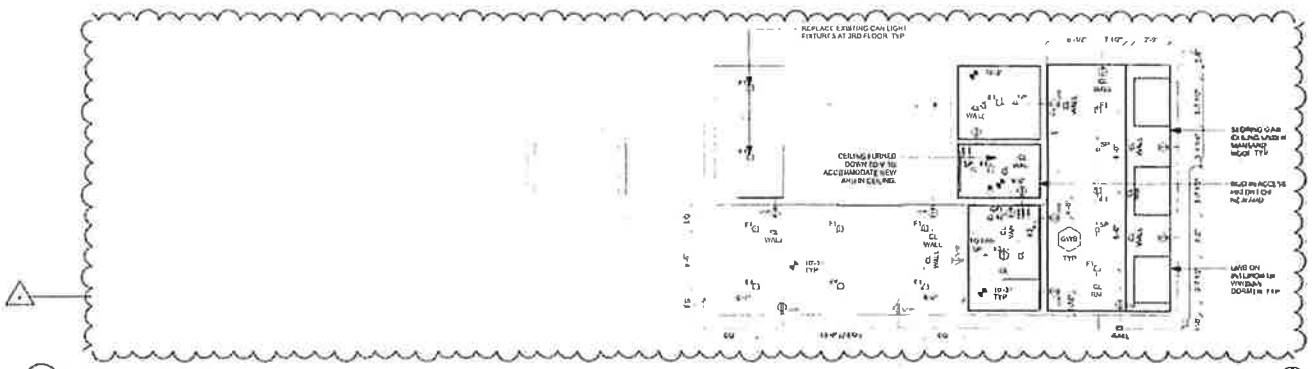
GENERAL NOTES

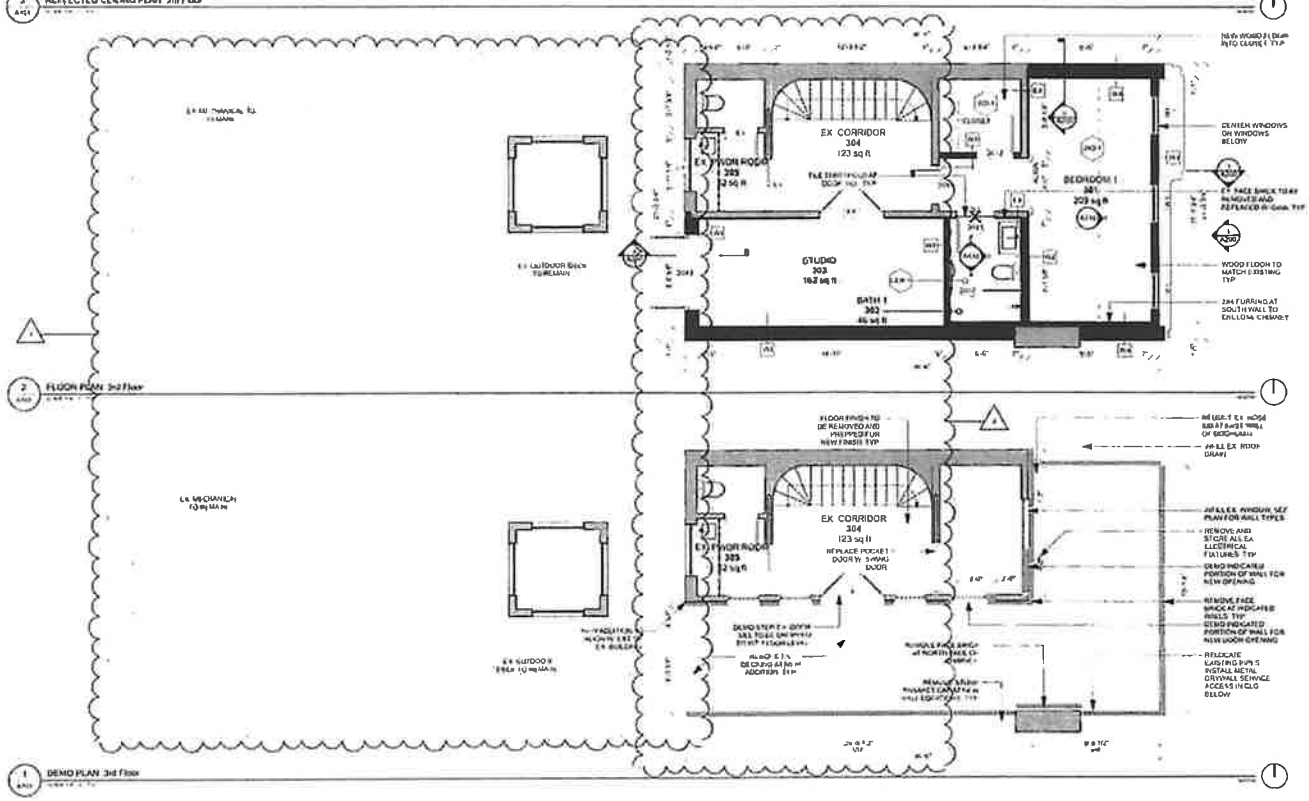
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Permit Corrections

6-1-2026





LEGEND

NOTE TO CONTRACTOR
DRAWINGS USE COLOR TO INDICATE AND CLARIFY PROJECT SCOPE. GC TO PRINT DRAWINGS IN COLOR AND

DEMO NOTES
1 THE CONTRACTOR AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH

2 CONSTRUCTION DEBRIS AND WASTE SHALL BE DISPOSED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES

3 CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS

4 THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION WHERE REQUIRED PER STATE AND LOCAL CODES

5 NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE AND MUNICIPAL REQUIREMENTS

6 CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS & DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS DURING CONSTRUCTION

7 BUILDING UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE DONE IN ACCORDANCE WITH STATE AND MUNICIPAL CODES

8 TEMPORARY SHORING REQUIRED AS NECESSARY TO BE PROVIDED AND INSTALLED BY CONTRACTOR TYPICAL

9 A CONSTRUCTION ENTRANCE SHALL BE DEFINED TENANT ROOF PLAN THIS ENTRANCE SHALL BE LOCKABLE AND KEPT CO WHEN TRADES ARE NOT ON THE PREMISES. THE LOCK SHALL HAVE A KEY IN A LOCATION ON THE PROPERTY FOR OWNER ACCESS AT ANYTIME

10 WINDOW, DOOR AND OTHER OPENINGS SHALL BE ENCLOSED AND PROTECTED FROM UNAUTHORIZED ENTRY AND INCLEMENT WEATHER AT ALL TIMES

11 ADEQUATE TEMPORARY CONSTRUCTION LIGHTING FOR THE INTERIOR SHALL BE PROVIDED DURING THE COURSE OF CONSTRUCTION

12 ALL EXPOSED SPRINKLER HEADS TO BE TURNED UP DURING CONSTRUCTION TYP

13 CAP ALL PLUMBING SUPPLY / DRAINS TO PREVENT DEBRIS ENTERING DURING CONSTRUCTION TYP

14 REMOVE ALL OLD / UNUSED / ABANDONED ELECTRICAL COMPLETE

15 TIE TO CAP / PROTECT ALL MECHANICAL EQUIPMENT TO BE REUSED

16 GC TO REPORT ES MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS TO TENANT AND ARCHITECT ASAP

FLOOR PLAN NOTES
1 CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE CHARACTERISTICS OF PARTITION LAYOUT PRIOR TO
2 EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE UNLESS OTHERWISE INDICATED

3 DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 6" OF ADJACENT PERPENDICULAR PARTITION TYPICAL UNLESS OTHERWISE NOTED

4 USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE AND CEMENT BOARD WHERE TILE IS TO BE USED

5 ALL MILLWORK SHALL CONFORM TO AWMAC "CUSTOM GRADE" WOODWORKING STANDARDS UNLESS OTHERWISE NOTED

6 FIELD MEASURE AS REQUIRED FOR ALL MILLWORK CONSTRUCTION PRIOR TO FABRICATION

7 PROVIDE AND INSTALL ALL NECESSARY WALL BACKING STIFFENERS, BRACING, BACK-UP PLATES AND / OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL-MOUNTED OR SUSPENDED EQUIPMENT OR BUILT-IN ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL

8 PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY FITTINGS & CONNECTORS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLANS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL

9 CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS WITH ARCHITECT AND OR MECHANICAL ENGINEER PRIOR TO INSTALLATION

10 UNLESS OTHERWISE NOTED ALL GYPSUM BOARD SURFACES, WALLS AND CEILINGS SHALL BE TAPED SANDED SMOOTH TO A LEVEL 4 FINISH SO AS TO RECEIVE PAINT OR WALL COVERING MATERIAL

11 PROVIDE SOUND INSULATION AT INTERIOR WALLS TO CREATE AN ACOUSTIC ENVELOPE UNLESS NOTED OTHERWISE

12 ALL DIMENSIONS TO FINISH MATERIALS UNLESS OTHERWISE NOTED

14 GC TO PROVIDE BACKING AND MOUNTING BRACKETS AS NEEDED FOR ALL WALL MOUNTED MILLWORK, FIXTURES & EQUIPMENT

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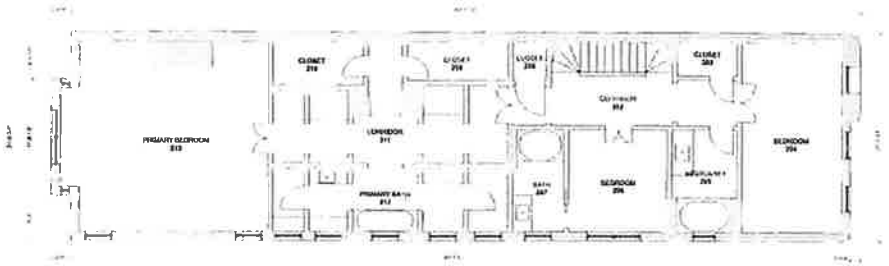
1724 DAYTO
1724 N DAYTON S
CHICAGO IL 6061

FLOOR PLAN

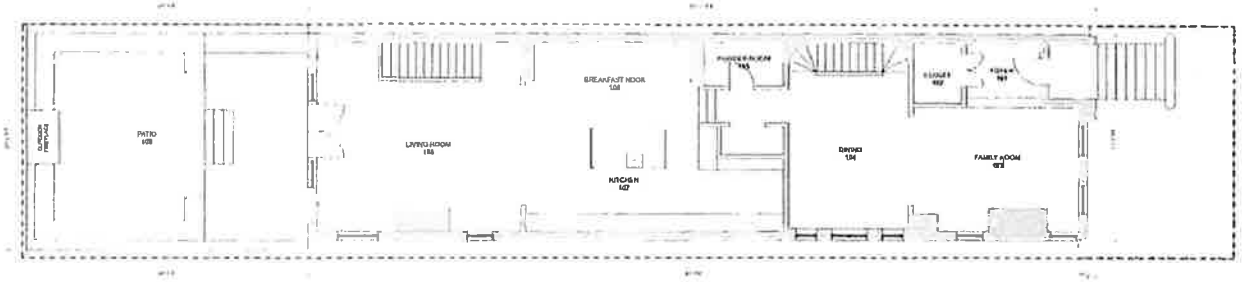
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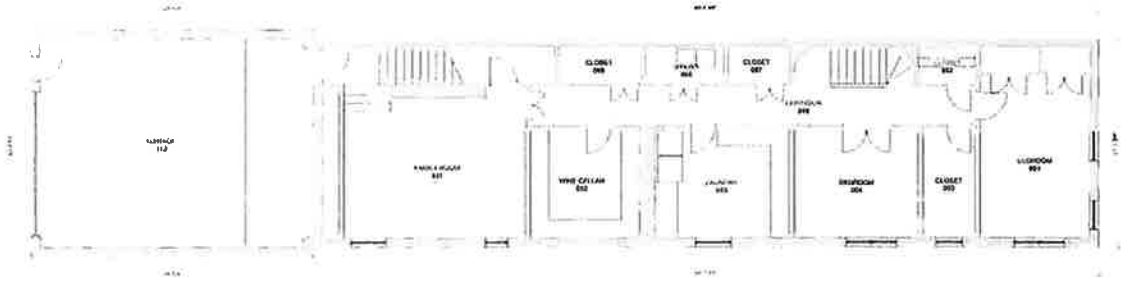
Permit Concern 6-1-2026



3 / A102 FLOOR PLAN 2nd Floor



2 / A102 FLOOR PLAN 1st Floor



1 / A102 FLOOR PLAN Basement

LEGEND

FLOOR PLAN NOTES:
1. CONTRACTOR AND ARCHITECT TO REVIEW ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION
2. EXTEND ALL STUD AND WALL MATERIALS TO CONSTRUCTION ABOVE, UNLESS OTHERWISE INDICATED
3. CONFIRM LOCATIONS OF PARTITIONS NOT DIMENSIONED (SUCH AS LOCATION AT BOTTOM OF ADJACENT PARTITIONS) AS PARTITION TYPICAL UNLESS OTHERWISE NOTED
4. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE AND CEMENT BOARD WHERE TILE IS TO BE USED
5. ALL MILLWORK SHALL CONFORM TO AWMAC "CUSTOM GRADE" WOODWORKING STANDARDS UNLESS OTHERWISE NOTED
6. FIELD MEASURE AS REQUIRED FOR ALL MILLWORK CONDITIONS PRIOR TO FABRICATION
7. PROVIDE AND INSTALL ALL NECESSARY ONE-PIECE BACKING, BLOCKING, SPACERS AND FRAMES AND/OR SUPPORTS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED EQUIPMENT OR SIMILAR ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURER AS PRIOR TO INSTALLATION. SUBMIT CATALOG CUT SHEETS FOR APPROVAL
8. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY FITTINGS & CONNECTIONS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLANS. VERIFY REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION. SUBMIT CATALOG CUT SHEETS FOR APPROVAL
9. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS WITH ARCHITECT AND OR MECHANICAL ENGINEER PRIOR TO INSTALLATION
10. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SHEATHED WALLS, WHETHER FURRED OR NOT, SHALL BE TAPED FINISHED FROM FLOOR TO CEILING, WHETHER OR NOT THEY ARE TO BE PAINTED OR WALL COVERING WAS USED
11. PROVIDE SOUND INSULATION IN INTERIOR WALLS AS CALLED OUT ON PLANS OR ELSEWHERE, UNLESS NOTED OTHERWISE
12. ALL DIMENSIONS TO FINISH MATERIALS UNLESS OTHERWISE NOTED
13. ALL DOOR HANDLES TO BE LOCATED AT 36" AFF UNO
14. GC TO PROVIDE BACKING AND MOUNTING BRACKETS AS NEEDED FOR ALL WALL MOUNTED MILLWORK, FIXTURES, & EQUIPMENT

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FLOOR PLANS

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